Box# 14
G# 28539-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046842 DEEDWARR
Recvd: 06/03/16 09:28 2 pgs
Fees:13.00 Taxes:1121.10
20160603-0056015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $303,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2084B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mohan K. Tailor and Tarun N. Surti		172-05-0-B-156.00CO
5928 Westheimer Drive		
Brentwood, TN 37027-2204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SURINDRA PAL, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOHAN K. TAILOR, 24% UNDIVIDED INTEREST AND TARUN N. SURTI, 76% UNDIVIDED INTEREST AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat for Sterling Oaks, Phase III, a Planned Unit Development, of record in Plat at Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Surinda Pal, married by Warranty Deed from H. Wayne Lambert and wife, Melissa Lambert, of record in Instrument No. 20050606-0064523, Register's Office for Davidson County, Tennessee, dated May 27, 2006 and recorded on June 06, 2005. Surinda Pal and Surindra Pal being one in the same person.

Sukhvinder Kaur joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument 20001122-0115320, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 547,as amended in Book 11514, page 959, and Declaration of Covenants and Restrictions for Sterling Oaks, Phase III, in Instrument 20001214-0123042, Register's Office for Davidson County, Tennessee.

By-Laws of HOA in Book 10951, page 587 and Instrument 20001214-0123043, Register's Office for Davidson County, Tennessee.

Charter of HOA in Book 10951, page 540, and Instrument 20001214-0123041, as to Phase III, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA conveying common areas in Instrument 20050510-0052774 and Instrument 20110421-0030897, Register's Office for Davidson County, Tennessee.

Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage in Book 7121, page 177, Book 7121, page 185, Book 7250, page 761 and Book 7573, page 231, Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunications of record in Instrument Number 20010824-0091876, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 5928 Westheimer Drive, Brentwood, TN 37027-2204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 2nd day of June, 2016.

Surindra Pal

Sukhvinder Kaur

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SURINDRA PAL AND SUKHVINDER KAUR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of June, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2084B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027